

C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

O C T O B E R   1 6 ,   2 0 0 3

The regular meeting of the City Planning Commission convened Thursday, October 16, 2003, at 1:43pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Charles Greenberg, Lynn Moyer,  
Morton Stuhlbarg, Charles Winn

**ABSENT: COMMISSIONERS:** Nick Sramek, Randal Hernandez,  
Matthew Jenkins

**CHAIRMAN:** Charles Greenberg

**STAFF MEMBERS PRESENT:** Greg Carpenter, Zoning Officer  
Angela Reynolds, Advance Planning  
Jayme Mekis, Planner IV  
Craig Chalfant, Planner II  
Jamilla Vollmann, Planner I

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Dave Roseman, City Traffic Engineer  
Kathy Brown, Minutes Clerk

P L E D G E   O F   A L L E G I A N C E

Commissioner Winn led the pledge of allegiance.

S W E A R I N G   O F   W I T N E S S E S

C O N S E N T   C A L E N D A R

At the request of an audience member, Item 1B was removed to the Regular Agenda for discussion.

Items 1A, 1C, 1D and 1E of the Consent Calendar were approved on a motion by Commissioner Stuhlbarg, seconded by Commissioner Winn and passed 4-0. Commissioners Sramek, Hernandez and Jenkins were absent.

**1A. Case No. 0308-14, Subdivision Map, CE 3-161**

Applicant: Jim Sherrod  
Subject Site: 6116 Paramount Blvd. (Council Dist. 9)  
Description: Tentative Parcel Map No. 60290 for a four-lot industrial subdivision.

Approved Tentative Parcel Map No. 60290, subject to requirements and exceptions.

**1B. Case No. 0309-03, Conditional Use Permit, CE 03-168**

Applicant: Brent Brakebill  
Subject Site: 4306 Atlantic Avenue (Council District 8)  
Description: Conditional Use Permit to allow a liquor license upgrade for on-site consumption of distilled spirits for an existing restaurant and pub (E.J. Malloy's).

Removed to the Regular Agenda.

**1C. CE 615-03**

Applicant: Cultural Heritage Commission  
Subject Site: 290 Cerritos Avenue (Council District 2)  
Description: Historic Landmark Designation for the Ebell Club, constructed in 1924.

Recommended that the Long Beach City Council adopt an ordinance designating the Ebell Club at 290 Cerritos Avenue as a Long Beach Historic Landmark.

**1D. CE 616-03**

Applicant: Cultural Heritage Commission  
Subject Site: 1100 E. Third Street (Council District 2)  
Description: Historic Landmark Designation for the Ebell Theater, constructed in 1924.

Recommended that the Long Beach City Council adopt an ordinance designating the Ebell Theater at 1100 E. Third Street as a Long Beach Historic Landmark.

**1E. Case No. GPC 10-16-03**

Applicant: Charles Murray  
Subject Site: South of 6<sup>th</sup> Street and West of Roycroft Avenue (Council District 3)  
Description: Finding of conformity with the General Plan for an alley vacation near the intersection of 6<sup>th</sup> Street and Roycroft Avenue.

Found the proposed alley vacation near the intersection of 6<sup>th</sup> Street and Roycroft Avenue, as depicted in Exhibit A, in conformance with the General Plan.

**R E G U L A R A G E N D A**

**1B. Case No. 0309-03, Conditional Use Permit, CE 03-168**

Applicant: Brent Brakebill  
Subject Site: 4306 Atlantic Avenue (Council District 8)  
Description: Conditional Use Permit to allow a liquor license upgrade for on-site consumption of distilled spirits for an existing restaurant and pub (E.J. Malloy's).

Jamilla Vollmann presented the staff report recommending approval of the permit, since it complied with the General Plan and zoning designations, and would enhance a neighborhood-serving restaurant in a low crime-reporting district.

John Eddy, 1962 Freeman, applicant representative, said he was available for questions.

Monico Nastor, 4311 Lime Avenue, area resident, aired complaints about the loss of the bus stop in front of the subject site, but had no specific objections to the application itself.

Chairman Greenberg told Mr. Nastor to work with staff regarding the status of the bus stop.

Commissioner Winn moved to approve the Conditional Use Permit request, subject to conditions. Commissioner Moyer seconded the motion, which passed 4-0. Commissioners Sramek, Hernandez and Jenkins were absent.

**The following item was taken out of order due to the impending loss of a quorum:**

**3. Case No. 0303-02, Site Plan Review, Tentative Tract Map, Local Coastal Development Permit, ND 22-03**

Applicant: Tom Garlock, Intracorp  
Subject Site: 25 S. Chestnut (Council District 2)  
Description: Request for approval of a Site Plan Review, Local Coastal Development Permit and Vesting Tentative Tract Map for construction of two high-rise condominium towers totaling 246 units and a four-level semi-subterranean parking garage totaling 775 parking spaces (including 20 tandem spaces).

Craig Chalfant presented the staff report recommending approval of the requests, since the project was consistent with the intent of the Downtown Shoreline Planned Development Ordinance (PD-6) and Local Coastal Plan by increasing home ownership opportunities in the area, and would provide a quality design on a difficult site. Mr. Chalfant also discussed deletion of duplicate conditions, deleting one condition addressing participation in the RDA Arts Program, and adding a condition requiring that the developer bear the cost of specific improvements to Seaside Way as part of the Phase I development.

Peter Lauener, Intracorp, 3300 Irvine Avenue, Newport Beach, applicant, explained the garage elevation, and discussed addition of a condition requiring enhancement of the garage elevation along Chestnut Place.

Chairman Greenberg said that the parking garages looked out of character for Seaside and he hoped that the applicant would make them more compatible with the architecture of the rest of the project, and Mr. Lauener said that was their intent.

David Stark, 360 W. Ocean Blvd., Sovereign building resident, expressed concern about noise and dust during the constant project construction in the area.

David Denevan, 4322 Charlemagne, asked that the adjacent park be clearly designated as the publicly-accessible Santa Cruz Park, not Victory Park. Chairman Greenberg thanked Mr. Denevan and his brother for their ongoing efforts to preserve the park area.

Rey Villacete, 360 W. Ocean Blvd., #1108, representing Sovereign Homeowners Association, said they had not been consulted about

the negative impact on their parking situation as a direct result of the project.

Ann Cantrell, 3106 Claremore, expressed concerns about the visual impact of the proposed building and the size of Santa Cruz Park.

Nancy Van Ravensberg, 360 W. Ocean Blvd., #1008, complained about the loss of her view corridor as a result of the project.

Ben Cuny, 360 W. Ocean Blvd., said he thought this project would increase density in a negative way.

Rick Holcomb, Camden project representative, stated that his project would soon be open, and have parking available for Sovereign residents.

Mr. Lauener, said he welcomed a meeting with Mr. Denevan, proposed a monument for the park area, and said that retail uses were envisioned that would be complimentary to building such as coffee and dry cleaners. Mr. Lauener also noted that they would be marketing the Blue Line as alternative transportation.

Greg Carpenter asked that Conditions 67B and 67C be clarified to address staff and Commission concerns about improving the appearance of the parking area on Chestnut Place.

Dave Roseman, City Traffic Engineer, noted that on further study, they did not feel that a traffic signal at Chestnut and Seaside was necessary.

Commissioner Winn stated he was very happy with the condominium project, and felt it would encourage pedestrian traffic in the area.

Commissioner Moyer agreed this project would solve many housing problems in the City.

Commissioner Winn moved to certify mitigated Negative Declaration 22-03 and to approve the Site Plan Review, Local Coastal Development Permit and Vesting Tentative Tract Map No. 60109 requests, subject to revised conditions.

Commissioner Moyer seconded the motion, which passed 4-0. Commissioners Sramek, Hernandez and Jenkins were absent.

**2. Case No. 0307-24, Administrative Use Permit, ND 05-01  
(certified)**

Applicant: Julio Monroy for Convertible World  
Subject Site: 1883 Long Beach Boulevard (Council Dist. 6)  
Description: Applicant is requesting permission to operate an auto restoration shop (including auto repair, auto body and upholstery) in the PD-29 Zone District.

Jayne Mekis presented the staff report recommending approval of the permit, since potential problems with noise, loitering and other adverse affects could be mitigated by conditions, and since the proposed location would be appropriate for the use.

Julio Monroy, 1811 E. 20<sup>th</sup> Street, Signal Hill, applicant, stated that he was in agreement with the conditions of approval.

Tut Campbell, 1881 Long Beach Blvd., property owner, expressed support for the project.

Charles Brown, Council District 6 official, stated he was in support of the application and asked that stored cars and other unattractive sights not be visible from the street.

Don Darnauer, Central Project Area Committee, 618 Pine Avenue, said that his group had not been notified of the project.

Mr. Monroy requested that a block wall not be required, since it would lower visibility into the site needed by the Police Department. At the request of Commissioner Winn, Mr. Carpenter said that staff would work on security issues with the applicant.

Commissioner Winn moved to approve the Administrative Use Permit, subject to conditions. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Sramek, Hernandez and Jenkins were absent.

**4. Case No. 0308-07, Standards Variance, CE 03-156**

Applicant: Margaret Genetto  
Appellant: Larry & Barbara Tidball  
Subject Site: 3828 Pine Avenue (Council District 8)  
Description: Appeal of the Zoning Administrator's decision to approve a Standards Variance for an addition to an existing single family residence with code exceptions for a northern side yard setback of 4'11'' and a southern

side yard setback of 5' (instead of not less than 6' side yard setbacks.)

Due to the loss of a quorum, this item was continued to the November 6, 2003 meeting on a motion by Chairman Greenberg, and agreed to by Commissioners Winn and Stuhlbarg.

**5. Case No. 0211-12, Modification**

Applicant: Property Services Bureau/Community  
Development for Airport Bureau/Public Works  
Subject Site: 5000 Lew Davis Avenue (Council District 5)  
Description: Modification of an existing Conditional Use Permit and an Administrative Use Permit at Veteran's Stadium to allow off-site parking for Boeing employees in a portion of the Veteran's Stadium parking lot.

Due to the loss of a quorum, this item was continued to the November 6, 2003 meeting on a motion by Chairman Greenberg, and agreed to by Commissioners Winn and Stuhlbarg.

**M A T T E R S F R O M T H E A U D I E N C E**

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F  
P L A N N I N G A N D B U I L D I N G**

There were no matters from the Department of Planning and Building.

**M A T T E R S F R O M T H E P L A N N I N G  
C O M M I S S I O N**

**A D J O U R N**

The meeting adjourned at 3:00pm.

Respectfully submitted,

Kathy Brown & Marcia Gold  
Minutes Clerks